

SM 679-05 St. Inigoes Landing
VAR 05-0173

MSA-S-1829-5246

12/7/10
File originally
cleaned DSO

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 25, 2005

Ms. Stacy Merriman
St. Mary's County Government
Department of Land Use and Growth Management
P.O. Box 653
Leonardtown, Maryland 20650

**RE: SM 679-05 St. Inigoes Landing Lot 7 Variance
St. Mary's County Project # 05-0173**

Dear Ms. Merriman:

Thank you for providing revised information on the referenced project. The applicant is requesting approval of a variance to construct a new home within the expanded Buffer. The property contains a stream, steep slopes, and highly erodible soils. The 100 foot Buffer is not shown on the plans nor does the plan reference that the entire lot is in the expanded Buffer.

The Commission does not oppose the requested variance. However, the limit of disturbance extends forty feet beyond the house on the northeast side to the top of the slopes. We recommend the limits of disturbance be significantly reduced here to prevent erosion of the slopes and to minimize impacts to the Buffer. The dwelling could also be shifted to the southwest to increase the distance to the steep slopes and further minimize Buffer impact.

If the variance request is approved, the Commission recommends that mitigation be provided for the variance in accordance with the provisions of the St. Mary's County Critical Area Program. Thank you for the opportunity to provide comments on this variance request. If you would like to discuss these comments, please call me at (410) 260-3460.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Michael A. Paone".

Michael A. Paone
Program Planner

SM-05-0173

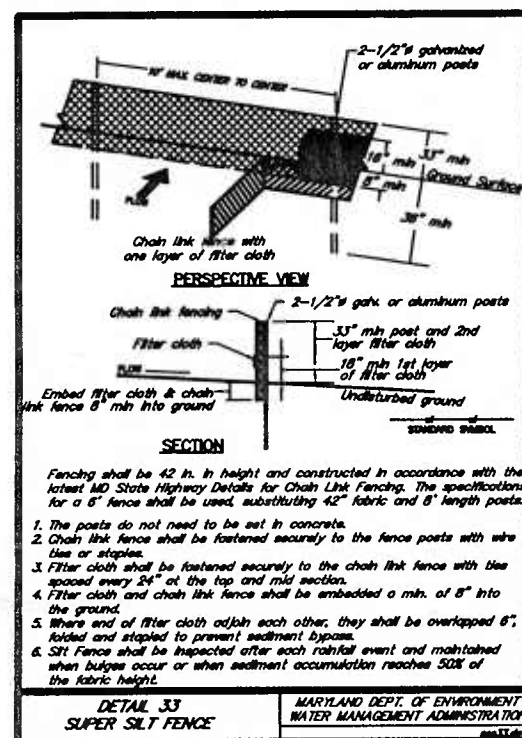
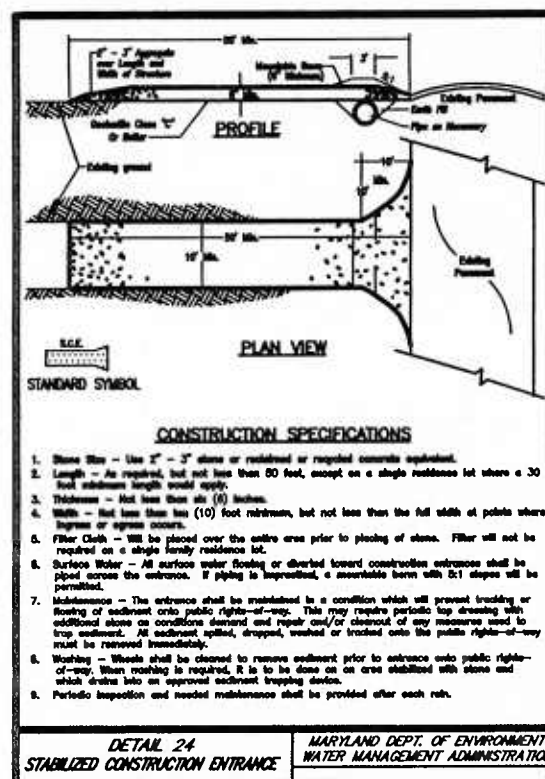
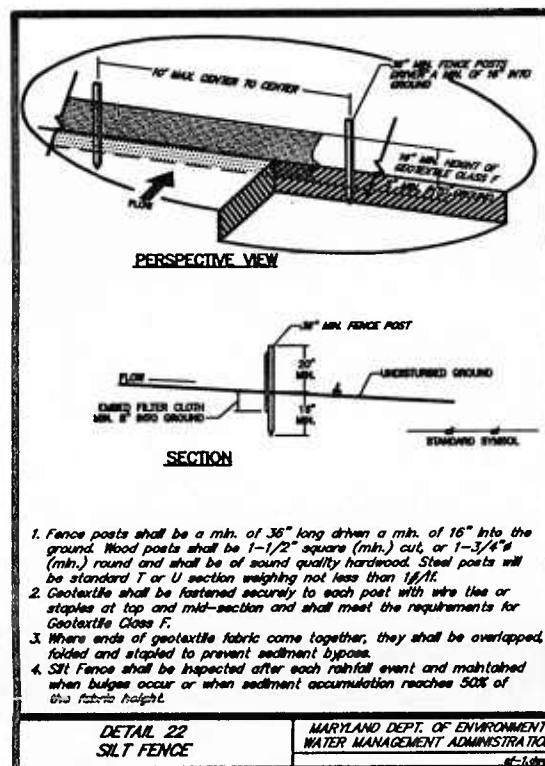
1. Approximately 3,412 Acres of the Site Area lie within Maryland's Chesapeake Bay Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have been consulted, an environmental review and have approved the development plan.
2. The one-hundred foot (100') Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided for in the Chesapeake Bay Critical Area Ordinance (Chesapeake Bay Critical Area Program).
3. No development is permitted in tidal or non-tidal wetlands or their associated buffers without approval from the appropriate local, state and federal agencies.
4. Any and all afforested or reforested areas created under the Forest Practice Chapter 430 of the Maryland Code, Annotated Code of the State of Maryland, and the Chesapeake Bay Critical Area Ordinance (Chesapeake Bay Critical Area Program) and designated on this plat shall be preserved from future disturbance.
5. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Critical Area Ordinance.

5. Existing area of impervious surface within 100' Buffer:	0.00 Sq. Ft.
6. Existing area of impervious surface within 100' Boundary:	0.00 Sq. Ft.
7. Proposed area of impervious surface within 100' Buffer:	0.00 Sq. Ft.
8. Proposed area of impervious surface within 100' Boundary:	0.00 Sq. Ft.
9. Acres with slopes of 15 percent (15%) or greater:	63,058 Sq. Ft.
10. Existing trees or forested areas:	148,627 Sq. Ft.
11. Proposed areas of vegetation clearing:	15,598 Sq. Ft.
12. Proposed area of soil disturbance:	15,598 Sq. Ft.
13. Existing Agreements, easements, or other reviews:	
There are no known natural heritage areas, habitats of threatened or endangered species, or habitats of significant plants or wildlife identified within the Site Area in accordance with Chapter 41 of the St. Mary's County Critical Area Ordinance (Chesapeake Bay Critical Area Program).	

1. This site is located on Tax Map 67 at Grid 17 as P/O Parcel 316.
2. This site contains 3.412 Acres of land, more or less.
3. Present zoning: RPD/RCA Overlay
4. Building Restriction Lines (BRL's) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 75' Front.
5. Water supply shall be from a deep drilled well to an approved confined aquifer.
6. Sewage flow shall be to an individual septic system.

This Health Department approval certifies that the lots shown herein are in conformance with pertinent Health Department laws and regulations as of the approval date; however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The approved area is located within the Health Department area approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include an approved area of at least 10,000 square feet for sewage disposal purposes as required by Maryland State Health Department law. Improvements of any nature including, but not limited to, the installation of other water lines in this area may render the lots undevelopable. To determine the exact areas of the lots approved for sewage disposal purposes or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health. All utility lines should be located outside the Health Department area. Sewage easement and not other easement may hinder access to it.

7. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
8. There shall be a ten (10) foot utility easement along all lot lines. The easements are to include utility lines for St. Mary's County Metropolitan Government. The easements are to be assigned for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities, should such facilities ever be installed.
9. St. Mary's County is hereby certifying that the Flood Hazard Maps as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Area per F.I.R.M. Community Panel #240004-0020 B.
10. There are no existing water or sewerage easements within 100' of the proposed subdivision. The easements are to be reserved elsewhere shown in the "Minimum Ownership Statement". - These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed) for water or sewer lines or storm water ditches. The 20,000 square foot area includes the combined area of the sewage reserve area plus the building site.
11. This lot will be graded so as to drain surface water from this lot into a waterway. The waterway is to be a waterway that will have a minimum of 6 inches within the first 10 feet.



The developer shall request that the inspection agency for sediment and erosion control approve work completed at the stages of construction specified below in accordance with the approved sediment and erosion control plan, and the

- grading or building permit:
- (i) On all sites, approval of the inspection agency shall be requested upon completion of the installation of perimeter sediment and erosion controls, but before proceeding with any other work with disturbance to existing, undisturbed, existing grading.
 - (ii) Inspection and grading inspection approvals may not be authorized until this initial approval by the inspection agency is made; and,
 - (iii) Approval shall be requested upon final stabilization of all sites before removal of sediment and erosion controls.
- (iv) Contractor shall notify M.D.E., Enforcement Division, at least 48 hours prior to commencing clearing or grading at (410) 537-3510 or M.D.E., Sediment and Stormwater Administration, 1800 Washington Boulevard, Baltimore, MD 21230-1708

PHASE I.	Clear and grub areas necessary for the installation of perimeter controls and install perimeter controls.
PHASE II.	Remaining clearing and grubbing, rough grading of site for building construction and septic installation.
PHASE III.	Construct Buildings
PHASE IV.	Final grading and permanent stabilization of all disturbed areas
PHASE V.	Remove all sediment controls upon approval by inspecting authority and stabilize the sediment control areas.

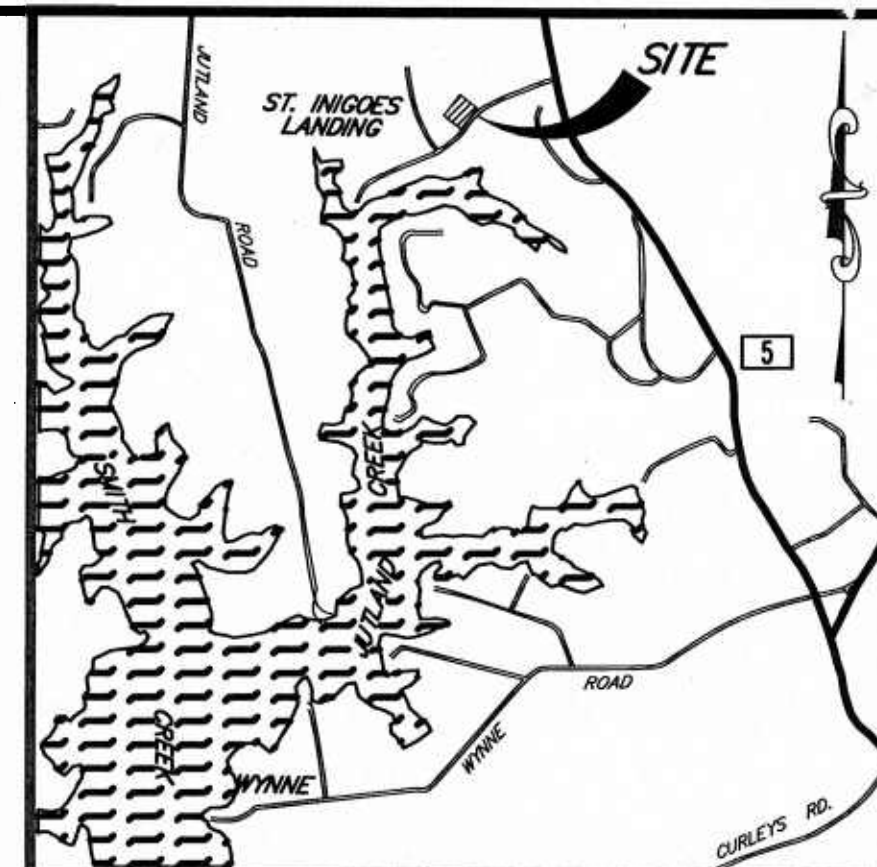
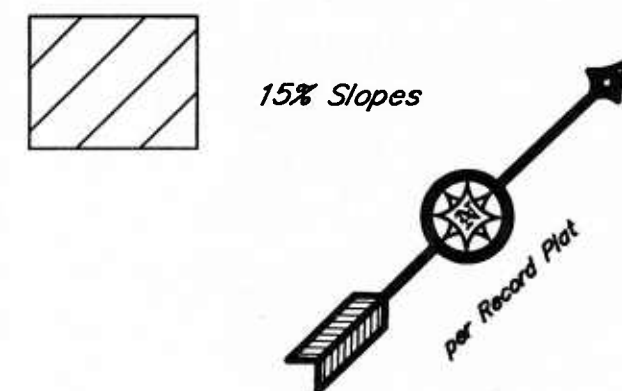
PHASE I. One (1) to Two (2) weeks
PHASE II. One (1) to Two (2) weeks
PHASE III. Two (2) to Three (3) months
PHASE IV. One (1) to Two (2) weeks
PHASE V. Two (2) to Four (4) days

*Developer : Nancy Sun Lee
299 Bonnyon Dr.
Orange Park, FL 32073
(904) 269-2364*

*Engineering Firm : Nolteby Surveying, Inc.
463250 Shady Ln. Drive
Lexington Park, MD 20653
(301) 862-3135*

*Topography : Field located on
datum from an
Assumed Elevation*

Total Disturbed Area = 0.358 Ac.
Total Area to be Vegetatively Stabilized = 0.227 Ac.
Earth Cut = 185 cy
Earth Fill = 185 cy
Estimates of earthwork quantities are provided solely for the purpose of determining permitting requirements. Since final earthwork quantities are based on many variable conditions which the Engineer has no control over, the variability of soil, allowable survey and construction tolerances, and compaction ratios, the Engineer cannot guarantee the accuracy of the estimates for final construction. The Owner/Developer and/or the Contractor's responsibility is to provide their own estimates of the quantities in their respective bids.



Vicinity Map - Scale: 1"=3,000'

I hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction will have a certificate of attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.

Nancy Sun Lee Date

I hereby certify that this plan has been prepared in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the "Grading and Sediment Control Ordinance of St. Mary's County", to the best of my knowledge, information and belief.

Jerry D. Nokleby - MD Certificate #472 *Date*



ADDRESS: 48690 Whitaker Road
Land Use and Growth Management Control Number: 05-0173

Existing Grade (Intermediate) -----
Existing Grade (Index) -----
Finished Grade -----
Silt Fence -----
Super Silt Fence -----
Limits of Disturbance -----
Standard Construction Entrance

Date _____

Director _____

Sanitarian _____

Date

Director

P.C. Chairman

[illegible]

**NOKLEBY
SURVEYING
INCORPORATED**



46925-B Shangri-La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862-3135 * FAX: (301) 862-4360

*Lot 7
Section 1
St. Inigoes Landing
First Election District
St. Mary's County, Maryland*

Contract # 67-17-316	Drawing: 67316sp7	Chkd by: JDN	Dwn. by: DSF
Date: 1/18/05	Scale: 1" = 40'	Page 1 of 1	